

10 Tips to Prepare yourself for Homeownership

- 1.) Save Save Save!** If you are a first time homebuyer - contributing to your RRSP's is a great way to save. (but be careful, if you plan on purchasing soon - those RRSP contributions need to mature for 90 days before you can withdrawal them under the First Time Homebuyer Plan)
- 2.) Seek out a reputable mortgage broker and get pre-approved.** This is a crucial step that you must not fluff off until you "find that dream home" because it might just be out of your reach and well, that would be heartbreaking!
- 3.) Call me for a coffee** so I can give you a breakdown of what to expect. (Timelines, Inspection Costs, Deposit costs etc.)
- 4.) Narrow down your "must have" and "wants" list.** It is helpful to drive around the areas you are considering to get a feel for the neighborhoods.
- 5.) Start receiving new MLS listings to your inbox daily.** (even if you are not quite ready, this is a great way to prepare yourself and keep a pulse on the market)
- 6.) If you are renting - figure out your costs for breaking your lease.** Consider when you want to take possession of your new home so you are not paying rent and a mortgage simultaneously for long.
- 7.) Budget for home repairs and moving costs.** This includes furnishings, appliances, rugs, updated fixtures, new paint and any improvements you may want to make after moving in.
- 8.) Research Home Maintenance Tips.** How often do you change your furnace filters? When should you clean the gutters?
- 9.) Keep your credit safe.** As tempting as it might be, DO NOT go finance a new car or apply for The Brick, Ashley Furniture and Leon's MasterCard's!
- 10.) Ask Questions.** Know that you are never a bother and there are NO "dumb questions." I want all my buyers to make confident and informed decisions so if you have any questions, please ask!

